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Roderick Sanchez
AICP, CBO
Director, Development
Services

Development Services September 2011 Newsletter

New Mission Statement for Development Services

As I am sure every one is aware, the FY 2012 budget consolidated Development Services and Code Enforcement. The merger creates the required linkage between the enforcement of building-related codes and existing property codes.

Benefits of the consolidation include a single point of contact for most types of violations, greater coordination between Code Enforcement and Development Services Investigation Team, and better coordination for evaluating dangerous structures.

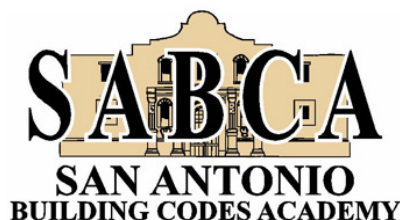
In the spirit of the new Department, Development Services has a new mission statement:

**"Partnering with our community to build
and maintain a safer San Antonio"**

[Join Our Mailing List!](#)

City of San Antonio

If you would like to receive updates, important information or notifications about special training events, please join our department mailing list.



SABCA

Significant Changes to the 2012 International Fire Code

Significant Changes to the 2012 International Building Code

The City of San Antonio will adopt the 2012 Building and Fire Codes. In preparation for the adoption, we are hosting two seminars concerning the significant changes in the codes. These sessions will be presented by the authors of the 2012 Significant Changes books Mr. Scott Stookey and Mr. Doug Thornburg; experts in their respective disciplines and Premium International Code Council Instructors.

Mr. Stookey will present the Significant Changes to the IFC 2012 Edition and Mr. Thornburg will present the Significant Changes to the IBC 2012 Edition. Each session is worth 6 hours of continuing education credit and includes a \$40.00 workbook. Each seminar will be held in Room 205, in the Henry B. Gonzalez Convention Center, 200 East Market Street, San Antonio TX 78205. The seminar schedule will be:

Monday, October 10 -- Significant Changes to the IFC

Tuesday, October 11 -- Significant Changes to the IBC

Wednesday, October 12 -- Significant Changes to the IFC

Thursday, October 13 -- Significant Changes to the IBC

Registration fees are \$160 and the deadline for a guaranteed reservation is Friday, September 30, 2011. To register, click [here](#)

New Interim Assistant Director

John Jacks has joined the department as the Interim Assistant Director for Land Development. John brings with him a wealth of knowledge and experience both with the City and in private business.



New Information Bulletins

IB 538 - Plat Approval Time Extension - the purpose of this Information Bulletin is to clarify the process associated with a request for a time extension for plat approval in accordance with the Unified Development Code (UDC). The IB provides the criteria for consideration and contact information for questions.

IB 539 - Determination of Front Yard for non-residential properties - the purpose of this Information Bulletin is to establish a policy for determining the front, side and

rear yards for non-residential properties with frontage on one or more streets. The IB provides a detailed breakdown of the criteria as well as an illustration that provides a visual explanation of the policy.

IB 540 - Portable Storage Units - the purpose of this Information Bulletin is to help customers understand the requirements for portable storage units as an accessory use. The IB provides detailed permit criteria, setback requirements and how the department defines portable storage containers.

IB 158 - Carport Violations - the purpose of this Information Bulletin is to inform citizens how to resolve a violation whenever a carport has been built without the required permit. The IB provides detailed instructions on how to resolve the violation, call for an inspection and provides an example of how to prepare a site plan.



City Council Item

On September 1, 2011 City Council approved an interlocal agreement between Medina County and the City of San Antonio. This allows the City of San Antonio and Medina County to comply with the requirements of HB 1445, by providing a unified set of platting standards and procedures for the approval of plats in the City of San Antonio's Extraterritorial Jurisdiction (ETJ) which extends into the Medina County.

City Encourages Fire Safety with Open Flames Prohibition

City of San Antonio officials announced Friday, Sept 16th that they are proceeding with a temporary prohibition on open flames in city parks, to include barbecuing. The prohibition, which includes the use of propane, charcoal or wood barbecue pits, is a preventative measure due to severe drought conditions.

In addition, the existing prohibition on smoking at playgrounds and pavilions has been expanded to include all park property. Parks and Recreation Department and Fire Department officials joined in supporting the action, saying that it was necessary to minimize heat sources close to dry vegetation that could result in wildfires that endanger not only park patrons but residents who live in homes adjacent to the parks.

"We realize that many citizens enjoy barbecuing with their families in the parks," said Parks and Recreation Department Director Xavier Urrutia, "but we hope they will join us in recognizing that these unusually severe conditions make this a necessary precaution."

"In the first two weeks of September alone, the San Antonio Fire Department responded to 250 brush/grass fires that have burned over 1,500 acres in our city and county," added Fire Chief Charles N. Hood. "We need to embrace every chance to minimize fire danger right now." Grills in parks will be covered and temporary signage posted advising citizens of the prohibition. The measure will remain in effect until weather conditions change.

FY 2012 Holiday Schedule

City Council approved the Holiday Schedule for FY2012. There are some changes from the schedule the City has been under the past few years. Below are the days the DBS Center will be closed this coming fiscal year:

Veteran's Day	Friday, November 11, 2011
Thanksgiving Day	Thursday, November 24, 2011
Day After Thanksgiving	Friday, November 25, 2011
**Christmas Day (observed)	Monday, December 26, 2011
**Winter Holiday	Tuesday - Thursday, December 27-29, 2011
**New Year's Day (observed)	Friday, December 30, 2011
Martin Luther King Jr. Day	Monday, January 16, 2012
Fiesta San Jacinto Day	Friday, April 27, 2012
Memorial Day	Monday, May 28, 2012
Independence Day	Wednesday, July 4, 2012
Labor Day	Monday, September 3, 2012

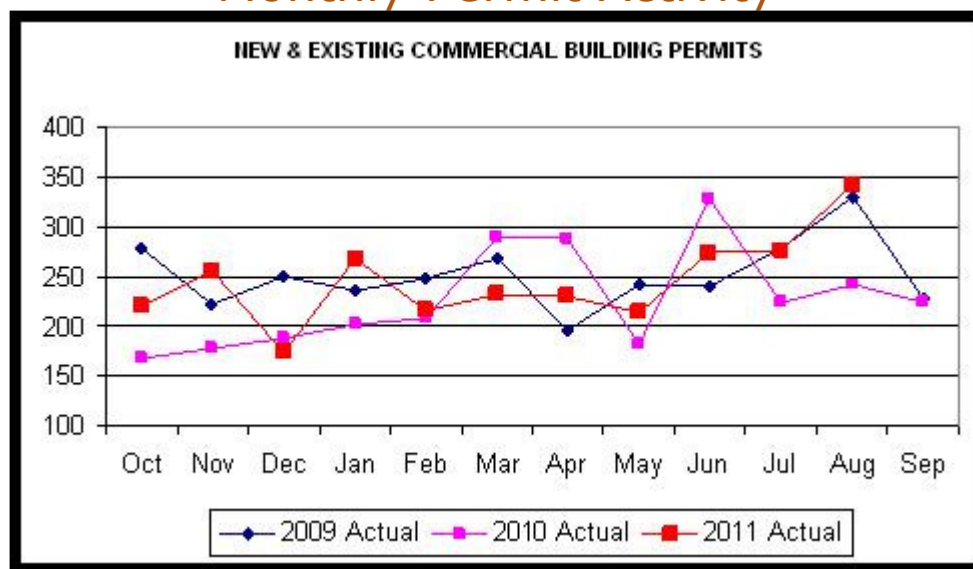
**Note: The DBS center will be closed from Dec. 26 - Dec. 30, 2011.

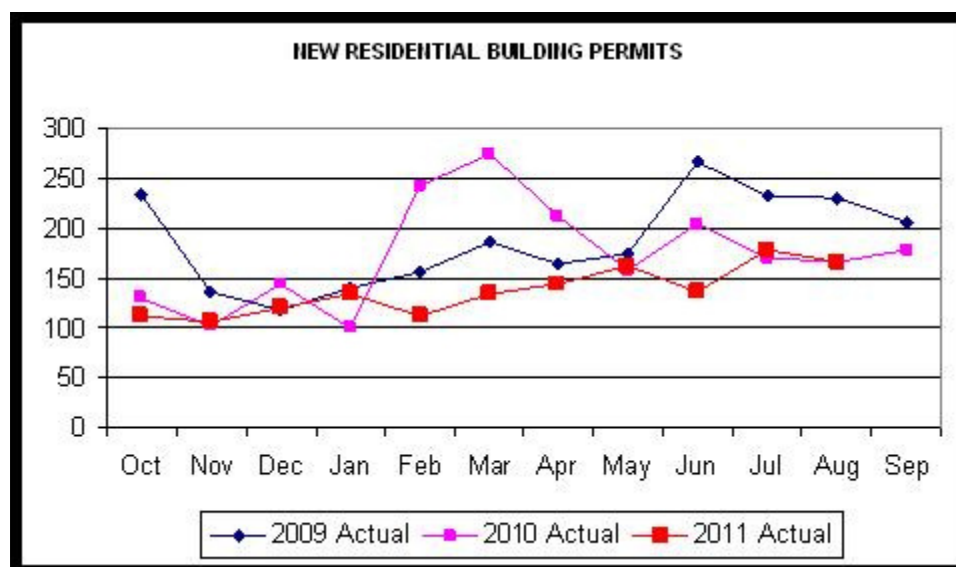
FY 2011 Performance Measures

August Performance Data:

<i>Activity</i>	<i>Performance</i>
Major Plats Technical Review (Goal: 35 Calendar Days only)	20 Calendar Days(DSD only)
Residential Plans Review (Goal: 3 Working Days)	2 Working Days
Complex Commercial Plan Review (Goal: 18 Calendar Days)	16 Calendar Days
Inspections Performed as Scheduled (Goal: 96%)	98% as Scheduled
Call Center Telephone Abandonment Rate (Goal: 5%)	4% Abandoned
Customer Service Survey Score (Scale 1-5, highest is 5)	4.82

Monthly Permit Activity





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